



10 Page Street, Old Erowal Bay

3 2 1

Immaculate and Unique Home with Ultimate Outdoor Retreat

FOR SALE
\$1,030,000 - \$1,090,000

AGENTS

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AGENCY

LJ Hooker Sanctuary Point | Vincentia
(02) 4442 1900

Impeccably presented and immaculately maintained, this unique custom-built three-bedroom home is brimming with charm and character. Constructed using local Wandandian timbers, it showcases solid timber flooring, an inviting open fireplace, and both front and rear verandahs that perfectly capture it's timeless appeal. The bespoke kitchen is beautifully crafted with solid timber cabinetry and bench tops, a central island with a pressed-tin feature, and flows effortlessly to the character-filled dining room featuring v-groove panelling. A grand lounge room with an open fireplace connects seamlessly to the screened summer room - a tranquil haven to relax and enjoy the views over the manicured gardens.

The lower level also features a third bedroom with a built-in robe and an updated bathroom, offering comfort and versatility for family or guests.

Upstairs, vaulted ceilings with exposed beams and rich timber panelling create a warm and inviting retreat. The master suite is expansive and private, featuring built-in robes, a corner spa, split system air conditioning, and a charming dormer window with bench seating - the perfect place to unwind amongst the treetops. A study, separate toilet, and additional bedroom with built-in robe complete the

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upper level.

Outdoors, this immaculate home continues to impress with a stunning entertaining space designed for year-round enjoyment. The private backyard oasis includes a fully equipped kitchen, bathroom, and multiple indoor and outdoor living and dining areas. With ample room for a pool table and darts, it's an ideal setting for gathering with family and friends and creating lasting memories. Surrounded by lush gardens, thriving vegetable beds, a state-of-the-art watering system, and a large garden shed with a secure lock-up room. There is plenty of off-street parking at the front along with a single garage... plenty of room for a boat, caravan or both!

Unique, private, and filled with warmth, this exceptional home feels a world away from the hustle and bustle, yet remains just moments from Vincentia, Huskisson, shops, schools, and pristine beaches - the ultimate retreat where craftsmanship, comfort, and coastal charm unite.

For further information or to book a private inspection call Kate Tucciarone on 0494187031 or James Lewis on 0414715668.

MORE DETAILS

Property ID	TN7FAT
Property Type	House
Land Area	765 m2

Kate Tucciarone 0494 187 031

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LJ Hooker Sanctuary Point | Vincentia (02) 4442 1900

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10 PAGE STREET, OLD ERROWAL BAY

RESIDENCE AREA : 307m² (APPROX INTERNAL AREA + GARAGE + SHED + VERANDAH + ENTERTAINING)

DIMENSIONS ARE APPROXIMATES ONLY & ALL INFORMATION GATHERED WE BELIEVE TO BE FROM RELIABLE SOURCES HOWEVER IT CAN NOT BE GUARANTEED & INTERESTED PARTIES SHOULD MAKE THEIR OWN ENQUIRIES.

